

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6A Niel Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$730,000

Median sale price

Median price

\$906,000

Property Type

House

Suburb

Croydon

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	39a Dorset Rd CROYDON 3136	\$740,000	29/01/2024
2	38 Niel St CROYDON 3136	\$730,000	22/09/2023
3	1/345 Maroondah Hwy CROYDON NORTH 3136	\$685,000	21/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/02/2024 11:53



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$730,000
Median House Price
December quarter 2023: \$906,000

Comparable Properties



39a Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 29/01/2024
Property Type: House



38 Niel St CROYDON 3136 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 22/09/2023
Property Type: House (Res)
Land Size: 244 sqm approx



1/345 Maroondah Hwy CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$685,000
Method: Private Sale
Date: 21/11/2023
Property Type: House (Res)
Land Size: 467 sqm approx

Account - Barry Plant | P: 03 9735 3300